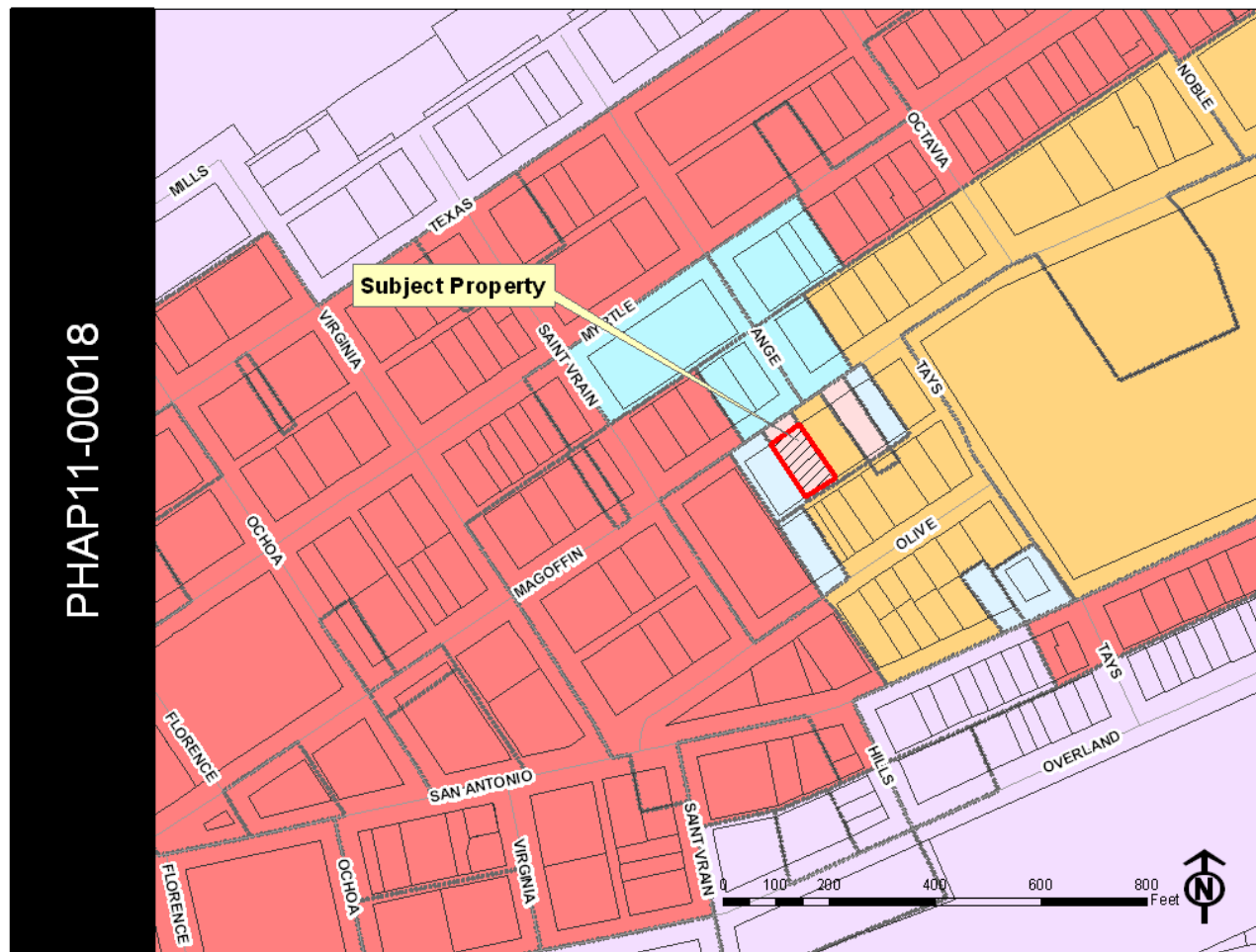




PHAP11-00017

Date: June 13, 2011
Application Type: Certificate of Appropriateness
Property Owner: Ricardo D. Gonzalez
Representative: Ricardo D. Gonzalez
Legal Description: Being 1 Magoffin Homestead 2 & 3 & E 18 Ft Of 1, City of El Paso, El Paso County, Texas.
Historic District: Magoffin
Location: 916 Magoffin Avenue
Representative District: #8
Existing Zoning: A-O/H/sc (Apartment-Office/Historic/special condition)
Year Built: c. 1904
Historic Status: Contributing
Request: The construction of a dormer window at the main facade.
Application Filed: 5/26/2011
45 Day Expiration: 7/12/2011

ITEM #2



GENERAL INFORMATION:

The applicant seeks approval for:

The construction of a dormer window at the main facade.

STAFF RECOMMENDATION:

- The Historic Preservation Office recommends APPROVAL of the proposed scope of work based on the following recommendations:

The Magoffin Historic District Guidelines recommend the following:

- Replacement windows should match the type, style, material, and finish of the original.

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

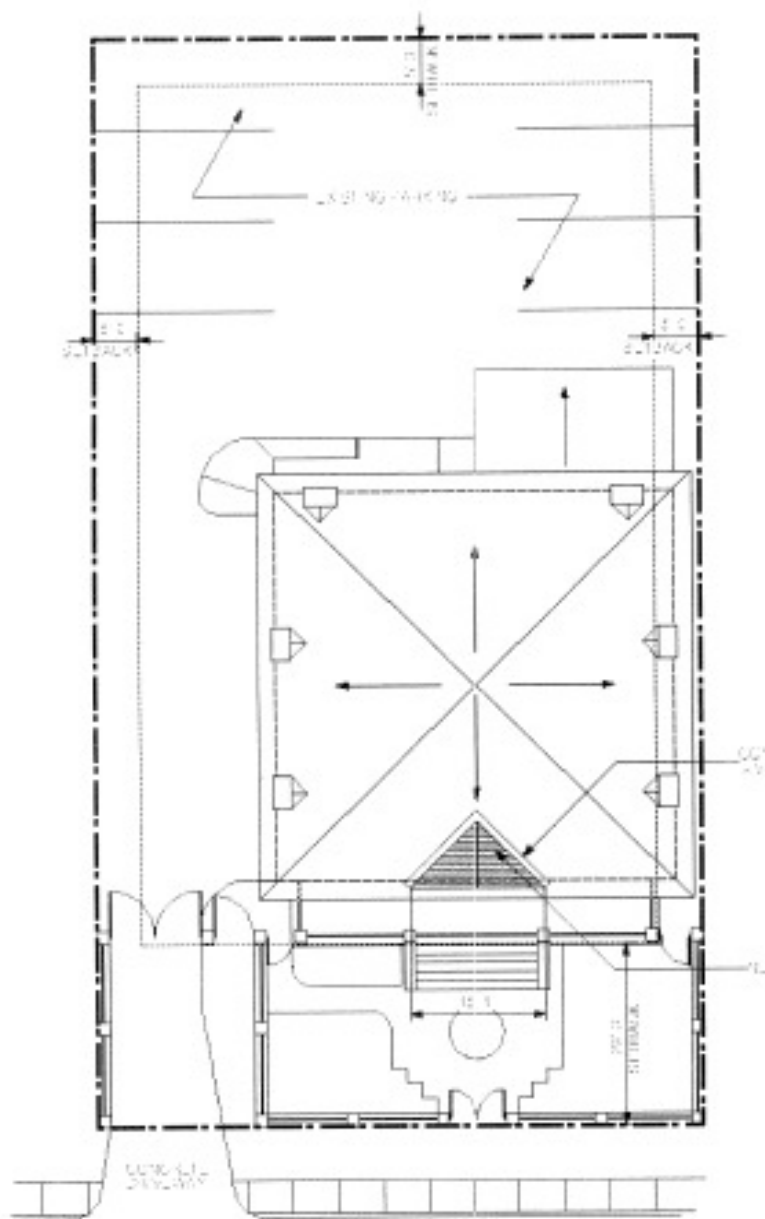
- The new feature will match the old in design, color, texture, and materials. Replacement of features will be substantiated by documentary and physical evidence.
- Replacing in kind an entire feature of the roof that is too deteriorated to repair—if the overall form and detailing are still evident—using the physical evidence as a model to reproduce the feature. Examples can include a large section of roofing, or a dormer or chimney. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.
- When an entire interior or exterior feature is missing (for example, an entrance, or cast iron facade; or a principal staircase), it no longer plays a role in physically defining the historic character of the building unless it can be accurately recovered in form and detailing through the process of carefully documenting the historical appearance.

AERIAL MAP

PHAP11-00018



PROPOSED SITE PLAN



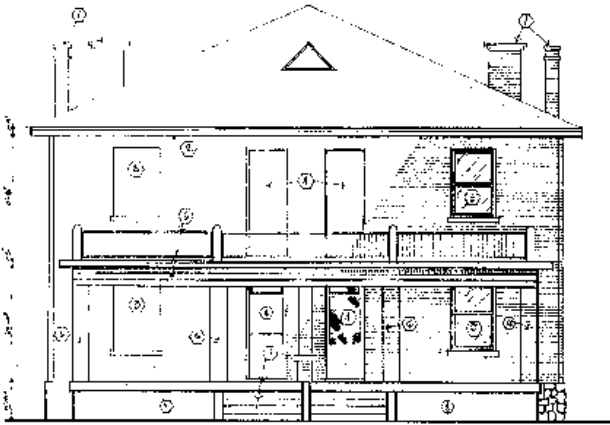
SITE PLAN

PROPOSED ELEVATION



FRONT ELEVATION

ELEVATION, DETAIL, AND SECTION DRAWINGS DATED SEPTEMBER 4, 1985



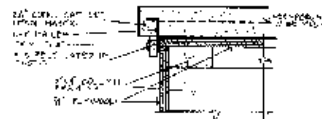
① EXISTING ELEVATION - FRONT



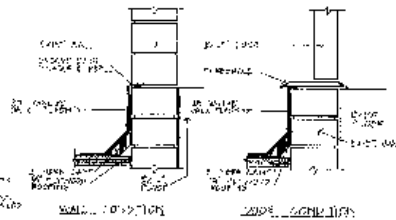
② REVISED FRONT ELEVATION

NOTES

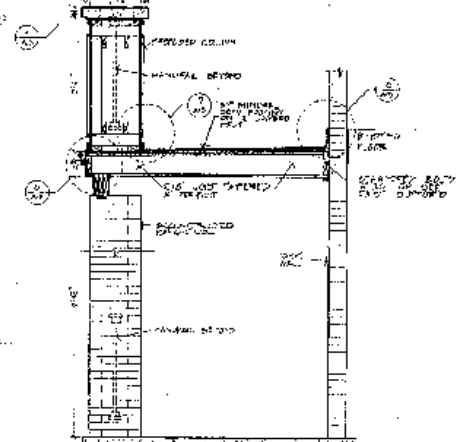
- ① EXISTING ELEVATION - FRONT
- ② REVISED FRONT ELEVATION
- ③ SECTION - FRONT PORCH
- ④ DETAIL - CORNER
- ⑤ DETAIL - FLASHING
- ⑥ DETAIL - WINDOW
- ⑦ DETAIL - DOOR
- ⑧ DETAIL - ROOF
- ⑨ DETAIL - CHIMNEY
- ⑩ DETAIL - PORCH
- ⑪ DETAIL - BALCONY
- ⑫ DETAIL - STAIRS



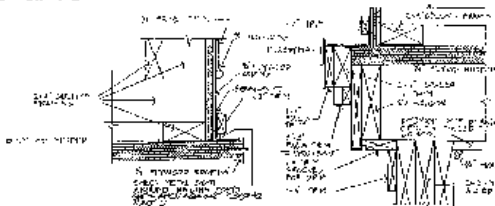
④ DETAIL - CORNER



⑤ FLASHING DETAILS



③ SECTION - FRONT PORCH



⑥ DETAIL - WINDOW

⑦ DETAIL - DOOR

1/8" = 1'-0"
1/4" = 3'-0"
1/2" = 6'-0"
3/4" = 9'-0"
1" = 12'-0"

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